From:	So Kim
Sent time:	05/11/2018 07:59:14 AM
To:	Salim Sawaya (selim@sawayaeng.com) <selim@sawayaeng.com>; Jill Martin <jmartin@trumpnational.com>
Cc:	Ara Mihranian; Elias Sassoon; Ron Dragoo
Subject:	FW: The 30" slumpstone wall requirement for the western side of Costa de la Islas, Tract 50666
Attachments:	West end bicycle trail, pedestrian trail and wall 11-17-1998.pdf Street C on 1999 plan.jpg Tract 50666 map title for Street C.jpg

Hi Jill/Selim,

There was a question last time we met about a requirement for a wall along the west border of the new street. I said that I do not recall such a condition. However, it appears that there is a condition requiring a 30" high slumpstone wall to be installed. Please see the email below and the PDF attachment.

Sincerely,

So Kim, AICP

Deputy Director/Planning Manager

Community Development Department

City of Rancho Palos Verdes

www.rpvca.gov

(310) 544-5222

From: Kelvin Vanderlip [mailto:kelvin@vanderlip.org]
Sent: Thursday, May 10, 2018 5:16 PM
To: Elias Sassoon <esassoon@rpvca.gov>
Cc: So Kim <SoK@rpvca.gov>; Ara Mihranian <AraM@rpvca.gov>; Robert Voll <rvoll@cox.net>; Steve Stewart <srstew1@aol.com>; David Gakenheimer <dgakenheimer@gmail.com>
Subject: The 30" slumpstone wall requirement for the western side of Costa de la Islas, Tract 50666

Dear Director Sasson,

Thank you for fielding my question about a wall on Costa de la Islas.

Attached is a scanned 3 page document from 1998 relating to the Zuckerman Ocean Trails project. After the cover letter, you will find Conditions of Approval approved by the City Council on Nov. 17, 1998.

Paragraph 3 describes the 30" slumpstone wall I talked about, running from P.V.D.S south along the west site of Islas de la Costas. This wall would keep headlights from impinging on the homes in Tract 16540. The City's condition of approval refers to Street "C", which is not on recent maps (after 2005), but which is actually the southward start of Islas de la Costas. I have attached a photo of an older map to help you with orientation. The requirement for this 30" wall seems clear enough. This small wall will prevent many issues relating to headlights sweeping Tract 16540.

The City's Director of Planning has to approve the location of this wall.

I am forwarding a copy of this email on to the City's Planning Department to ensure that the requirement for the 30" wall on the western edge of Costa de la Islas might remain a condition of the Tract 50666 development approval process.

I hope you find these documents useful.

With best regards,

Kelvin Vanderlip

cc Director Ara Mihranian, So Kim, City of R.P.V.

cc Robert Voll, President, Tract 16540 HOA, and board members Steve Stuart and David Gakenheimer

--
Kelvin Vanderlip cell: +1 (424) 241-0609

West end bicycle trail, pedestrian trail and wall 11-17-1998.pdf

RANCHO PALOS VERDES
DEPARTMENT OF PLANNING, BUILDING, AND CODE ENFORCEMENT

December 3, 1998

Mr. Ken Zuckerman
Ocean Trails, L.P.
3850 Paseo del Mar
Rancho Palos Verdes, CA 90275

Subject: Bicycle Path, Pedestrian Trail and Wall Along the Western Boundary

Dear Mr. Zuckerman:

As you are aware, at the November 4, 1998 City Council meeting, the City Council approved the Bicycle Path, Pedestrian Trail and Wall along the western boundary of your project site, subject to certain conditions. A copy of those conditions is attached.

If you have any questions, please feel free to call me at (310)377-6008.

Sincerely,

Gregory Pfost, AICP
Senior Planner

cc: Project File

A:\120398KZ

30940 HAWTHORNE BOULEVARD / RANCHO PALOS VERDES, CA 90275-5391
DEPT. NO (310) 377-6008 FAX NO. (310) 377-8659 MAIN CITY HALL NO. (310) 377-0360 FAX NO. (310) 377-9868

PRINTED ON RECYCLED PAPER

West end bicycle trail, pedestrian trail and wall 11-17-1998.pdf

West End Bicycle Trail, Pedestrian Trail and Wall Along Western Boundary of the Project Site

Conditions of Approval

As Approved by the City Council on November 17, 1998

1. This approval is for the re-alignment of the bicycle and pedestrian trail along the western project boundary, as shown in the plans approved by the City Council on November 4, 1998, including a 42" high wood post and cable type fence to be constructed along the western side of the pedestrian trail.

2. The developer shall construct a new wall between the Upper Portuguese Bend Tract No. 16540 and the western end of the Ocean Trails site. The wall type, height and location along the western boundary line shall be consistent with the following table:

Tract No. 16540, Lot #:	Wall Type:
10	6' high slumpstone block wall to be located 3' from existing zero setback garage
22	6' high slumpstone block wall along existing property line
23	New Wall to tie into existing block wall located along Lot 23
24	6' high slumpstone block wall along existing property line
26	6' high slumpstone block wall from Lot 24 southward along property line up to elevation 209', where it will step down to 5' in height
27	5' high slumpstone block wall from Lot 26 to tie into existing 5' high block wall fence
28	5' high slumpstone block wall from Lot 27 to tie into face of garage

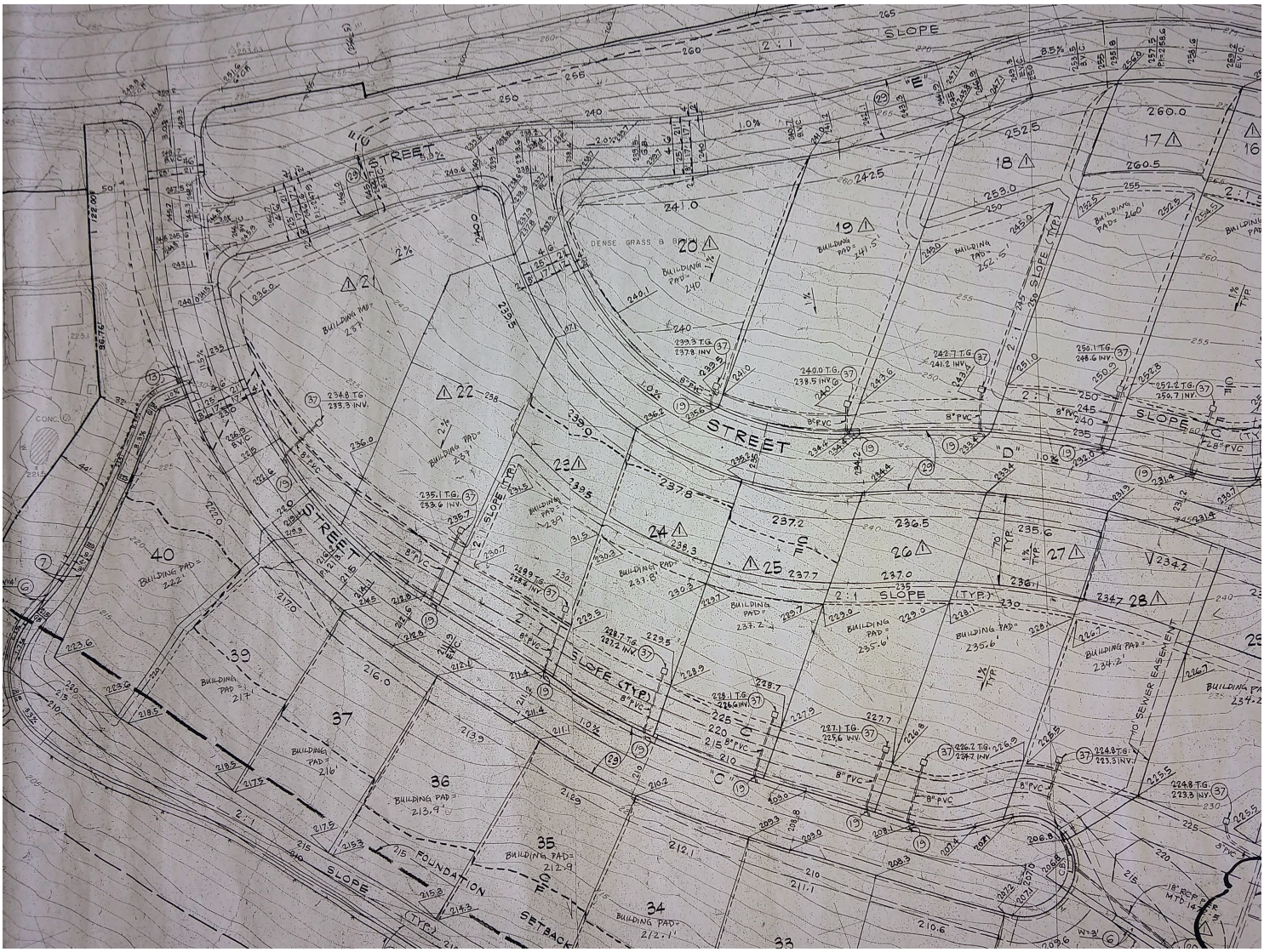
In order to construct the wall as shown for Lot 10, a Lot Line Adjustment must be approved. A lockable. self-latching, self-closing gate may be installed within the wall of Lot 26.

3. The developer shall construct a 30" high slumpstone wall along the northwestern corner of the entrance from Palos Verdes Drive South onto Street "C". The exact location to be determined by the Director of Planning, Building and Code Enforcement.

West end bicycle trail, pedestrian trail and wall 11-17-1998.pdf

4. Prior to approval of the Landscape Plan for Lot "D", the developer shall coordinate with the City and representatives of the Community Association of Tract 16540 to ensure that the proposed landscape plans address the concerns of the Community Association, subject to review and approval by the Director of Planning, Building and Code Enforcement.

Street C on 1999 plan.jpg



Tract 50666 map title for Street C.jpg